

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDING SERVICES  SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 105	DATE <i>25 Sept. 2012</i>
	TO LEASE NO. GS-03B-20068	PEGASYS DOCUMENT NUMBER N/A

ADDRESS OF PREMISE    116 Lakeview Parkway  
Suffolk, Virginia 23435-2659

THIS AGREEMENT, made and entered into this date by and between

whose address is            116 Lakeview Parkway, LLC  
30 Broad Street, 35<sup>th</sup> Floor  
New York, New York 10004-2304

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to increase the operating costs of the lease by \$437,503.00 annually and re-establish the base cost of services. The base year of 2004 shall remain unchanged.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective October 1, 2011:

A. Paragraph 3 of Standard Form (SF) 2 of the lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

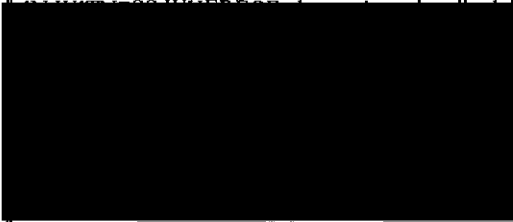
“3. The Government shall pay the Lessor annual rent in the amount of \$4,893,004.05, at the rate of \$407,750.33 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

116 Lakeview Parkway, LLC  
30 Broad Street, 35<sup>th</sup> Floor  
New York, New York 10004-2304.”


B. Paragraph 11 of the Rider to Lease is hereby amended by deleting the existing text in its entirety and substituting in lieu thereof the following:

“11. For the purposes of determining the base rate for future adjustments to the operating cost, the Government agrees that the new cost of services figure shall be \$1,563,824.10, as negotiated by the Contracting Officer. This figure includes the Government's pro-rata share of operating costs. The Government retains the right to inspect and review the Lessor's records to verify the costs listed on the GSA Form 1217 and other submittals; and/or to require a certified audit report. The basis for annual operating costs escalations will be the revised U.S. All Cities Average Consumer Price Index for Wage Earners and Clerical Workers.”

All other terms and conditions of the lease shall remain in force and effect.  
\_\_\_\_\_ their names as of the above date.

 \_\_\_\_\_  
\_\_\_\_\_

*Se. Managing Director*  
(Title)  
*15601 Dallas Parkway #600*  
*Addison TX 75001*  
(Address)

UNITED STATES OF AMERICA - GSA - PBS - Real Estate Acquisition Division  
BY  \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Contracting Officer  
(Official Title)